

EPPING, NH PLANNING BOARD MEETING

THURSDAY December 10, 2020

MINUTES

Topic: Planning Board Dec. 10, 2020

Time: Dec 10, 2020 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85101113246?pwd=Y1preWZFU0ZpVjdCd084V0YzWdNHQT09>

Meeting ID: 851 0111 3246

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One tap mobile

+13126266799,,85101113246#,,,,,0#,,117046# US (Chicago)

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PUBLIC HEARING: Continued Site Plan
Owner/developer: Ban Dissanayake
Location: 419 Calef Highway Map 0016 – Lot 052

Chairman Foley read notice of a continued Site Plan application. There were no abutters present.

Ban Dissanayake presented his proposal for a small extension off the garage as a customer waiting area. He stated he's kept the site as the board required.

McGeough stated this would not be discussed unless the requirements were taken care of, and looking at the pictures it does not look like what was discussed at the October meeting were taken care of. Reinhold, Clark and the Chairman concurred that Dissanayake is not following the conditions of his approval.

Dissanayake stated the loader is on site ~~which is~~ to use for plowing. McGeough noted that needs to be removed. She stated this is continued excuses, which leads to the assumption that Dissanayake can do what he wants.

A discussion ensued on whether or not the site was in compliance with the approval of this site. The consensus of the board was that the site is still not in compliance and that past practice shows that regulations are not followed. Dissanayake was reminded of the Notice of Decision from 2019 states "no unregistered vehicles on his property". A picture presented by the abutter and the acting code enforcement officer shows an unregistered vehicle on the property.

Rowden explained options for the applicant and the board. She stated this is an amended site plan and the applicant can add all of what he intends to do on the site from the original approval in 2019. She explained another option would be for the board to conditionally approve with several conditions from the past or that will help to avoid violation that may be existing or what

could be potential violations. Another option, which is up to the board, if the site is that much out of compliance, whether it needs to be revoked or deny the application, which she advised against or continue it again.

McGeough moved Clark seconded the motion to continue the hearing to January 14, 2021. **Roll Call Vote; Clark, Reinhold, McGeough, Yergeau, voted yes. Chairman Foley voted no.**

PUBLIC HEARING: Continued Site Plan
Owner/developer: Sig Sauer
Location: 233 Exeter Road (NH Route 27) Map 038 – Lot 003

Chairman Foley read notice of a continued Site Plan application. There were no abutters present.

Tom Burns with TF Moran came before the Board with updates from the previous meeting on a new building at the Sig site; he stated this building is proposed to be on the front of the site which will be an indoor firing range.

He stated they met with the Conservation Commission relative to the conditional use permit working within 75 feet of the wetlands. He explained the recommendation of the Conservation Commission was to relocate the new proposed fire cistern and underground propane tanks and the transformer and generator pad to move out of the green space which will allow to pull the retaining wall closer to the loading dock.

Burns showed the area of the retaining wall and how they will pull that closer to the loading dock. He showed the utility plan and explained the request from the Conservation Commission asked for the 30,000-gallon underground fire cistern be relocated under pavement and allows the tree line to be untouched. He stated they moved the transformer generator out of the 75-foot buffer and the propane tanks will go away and there will be natural gas coming in off 27 to the building.

Burns explained the AOT permit is currently under review with the state and the driveway permit has been reviewed by DOT they will provide an amended driveway permit.

He explained he spoke with Brad Mesquita at Tighe & Bond said that he was looking at the plan and was going to defer to the state relative to a planning board decision to make it a conditional approval.

Aaron Williamson Director of Operations at Sig showed a five-year plan of the site (attached to the file).

Clark asked if this new proposal will open up jobs that residents in Epping can apply for. Aaron explained there will be positions for management, sales, clerks, and other specialized positions.

Chairman Foley stated he is in favor of the proposal. He explained when the town originally approved this the hopes were to have buildings to add to the tax base. This will do that. He

doesn't see that it will increase the noise as people will move inside when needed. He sees this as a good thing.

Clark explained she is in support for this proposal and happy with the five-year plan. Reinhold and McGeough agreed especially with this being an inside range and the five-year plan, and new jobs that this will create.

The Chairman opened the hearing to the public.

Jenn Rowden stated plans have been presented that she hasn't seen, and the engineer has not seen the plans. Chairman Foley explained this is because the board required the applicant to go to the Conservation Commission in short time, and has no objection to approve the condition that the engineer review the plan.

McGeough agreed that applicants in the past, had to have plans to the board two weeks prior to any meeting. The Chairman responded that the Board required at the last meeting to go to the conservation commission which held up any new plans being brought to the board.

Tom Burns stated he will get all changes to Brad Mesquita.

Chairman Foley moved Clark seconded the motion to approve with the conditions for the plan to be looked at by Tighe & Bond and all state approvals. **Roll Call Vote; Clark, Reinhold, McGeough, Selectman Yergeau and Chairman Foley all voting aye.**

PUBLIC HEARING: Site Plan
Owner/developer: Calef Highway 276, LLC/Kingston Kart's
Location: 276 Calef Highway Tax Map 023 – Lot 39

Chairman Foley read notice of a Site Plan application. Abutters present: Rose Colbertson.

Clark moved McGeough seconded the motion to accept the plan. Reinhold, Clark, McGeough and Chairman Foley all approved.

Joe Coronati explained this site was approved two years ago for the sale of sheds and golf carts, and also for a small building 24' x 36' to do repairs in. He stated the applicant is requesting to enlarge that building to a 40' x 50'

The Board agreed this was a minor change and had no objections. The chairman called for a vote.

Clark moved McGeough seconded the motion to accept the plan. **Roll Call Vote; Clark, Reinhold, McGeough, Selectman Yergeau and Chairman Foley all voting aye.**

Brentwood - Three Ponds Subdivision – Chairman Foley explained there is a cluster development being proposed in Brentwood, and they want to put a septic system on an abutting piece of land which is here in Epping.

Jenn Rowden showed a plan of this Three Ponds subdivision in Brentwood off of Route 125 and the area of the community septic systems, two of them being in Epping.

Rowden explained the Planning Board can make a determination if this would violate any review by Epping because this will happen on Epping's land and a letter to that effect can be sent to the Brentwood Planning Board. Waiving a site plan review would not be the way to go. Rowden stated they would have to meet all of Epping's regulations.

Chairman Foley stated this needs to have a site plan. He stated this is a lot of land that doesn't have any use to anyone. He explained doing this it would alert assessing that it has some value.

PUBLIC HEARING: ZONING AMENDMENTS

Chairman Foley read notice of the public hearing for zoning amendments.

1. The first proposed amendment, if approved, to Article 6.13 to allow detached accessory dwelling structures if that structure existed prior to March 8, 2017 provided that all other requirements are met.

The Board agreed to rewrite the ordinance on in-law apartments: **Roll Call Vote; Clark, Reinhold, McGeough, Selectman Yergeau and Chairman Foley all voting aye.**

1. The second proposed amendment, if approved, 6.18. Earth Excavation
A. PURPOSE: To provide for reasonable opportunities for excavation; to minimize safety hazards which can be created by open excavation; to ensure that the public health and welfare will be safeguarded; to protect natural resources and environment; and to maintain the aesthetic features of the Town.

The board agreed to strike section #4 under D in the ordinance: **Roll Call Vote; Clark, Reinhold, McGeough, Selectman Yergeau and Chairman Foley all voting aye.**

Chairman Foley moved Reinhold seconded the motion to add to the wording under Definitions B. 1 Excavations (**unless part of a preapproved construction**): **Roll Call Vote; Clark, Reinhold, McGeough, Selectman Yergeau and Chairman Foley all voting aye.**

Chairman Foley moved Reinhold seconded the motion to and move to the town warrant. **Roll Call Vote; Clark, Reinhold, McGeough, Selectman Yergeau and Chairman Foley all voting aye.**

MINUTES OF 11/12/2020 FOR APPROVAL – Clark moved McGeough seconded the motion to approve the minutes. **Roll Call Vote; Clark, Reinhold, McGeough, Selectman Yergeau and Chairman Foley all voting aye.**

BILL FOR PAYMENT FROM TIGHE & BOND - Equestrian Estates \$450.00, Farmstead of NE \$1,125.00, Nottingham Sq. Rd. \$112.50. Clark moved McGeough seconded the motion to approve payment to Tighe & Bond. **Roll Call Vote; Clark, Reinhold, McGeough, Selectman Yergeau and Chairman Foley all voting aye.**

SELT – Chairman Foley explained West Environmental did their investigation and SELT could not come to agreement with the neighbor. The Board agreed that the study by West Environmental met the conditions of the Board. He informed the Board that SELT wants to know if they need to do an extensive drainage plan. McGeough advised that SELT and the Butlers check with their attorney.

Rowden asked the Board if they would like her to attend the meeting in January along with the new planner. Chairman Foley responded he feels this is a good idea. Clark stated it makes sense to help with the transition.

Chairman Foley spoke on zoom meetings and asked the Board their opinion to meet via zoom until March. The Board as a whole agreed to continue with zoom for meetings until March.

Rowden explained to the Board, for informational purposes, a proposal for an 800,000 square foot warehouse in Kingston. She stated this has not been approved by Kingston.

ADJOURNMENT – Chairman Foley moved Clark seconded the motion to adjourn at 8:30pm.

NOTE: THE NEXT MEETING DATE IS JANUARY 14, 2021 at 6:00 p.m. VIA ZOOM

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary